117.0	0002	0002.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	605,000	/	605,000
USE VALUE:	605,000	/	605,000
ASSESSED:	605,000	/	605,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHADEO MOHABIR & KUKSUN
Owner 2:	
Owner 3:	
Street 1:	96 DOTHAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	180,900	4,100	420,000	605,000
Total Card	0.138	180,900	4,100	420,000	605,000
Total Parcel	0.138	180,900	4,100	420,000	605,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.88 | /Parcel: 393.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	75260
GIS Ref	
GIS Ref	
Insp Date	09/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0002-0002.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	180,900	4100	6,000.	420,000	605,000		Year end	12/23/2021
2021	101	FV	174,600	4100	6,000.	420,000	598,700		Year End Roll	12/10/2020
2020	101	FV	174,600	4100	6,000.	420,000	598,700	598,700	Year End Roll	12/18/2019
2019	101	FV	157,300	4300	6,000.	414,000	575,600	575,600	Year End Roll	1/3/2019
2018	101	FV	157,300	4300	6,000.	318,000	479,600	479,600	Year End Roll	12/20/2017
2017	101	FV	157,300	4300	6,000.	300,000	461,600	461,600	Year End Roll	1/3/2017
2016	101	FV	157,300	4300	6,000.	276,000	437,600	437,600	Year End	1/4/2016
2015	101	FV	156,500	4400	6,000.	258,000	418,900	418,900	Year End Roll	12/11/2014

!9083!

PRINT

Date	Time
12/30/21	08:26:36

LAST REV

Date	Time
09/27/18	14:59:50
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9083

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15020-204		5/1/1983		83,000	No	No		Y

USER DEFINED

Prior Id # 1:	75260
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2007	833	Re-Roof	4,575					

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
11/26/2008	Meas/Inspect	163	PATRIOT
3/25/2000	Inspected	276	PATRIOT
2/9/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	262152
Depreciation:	81267
Depreciated Total:	180885

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

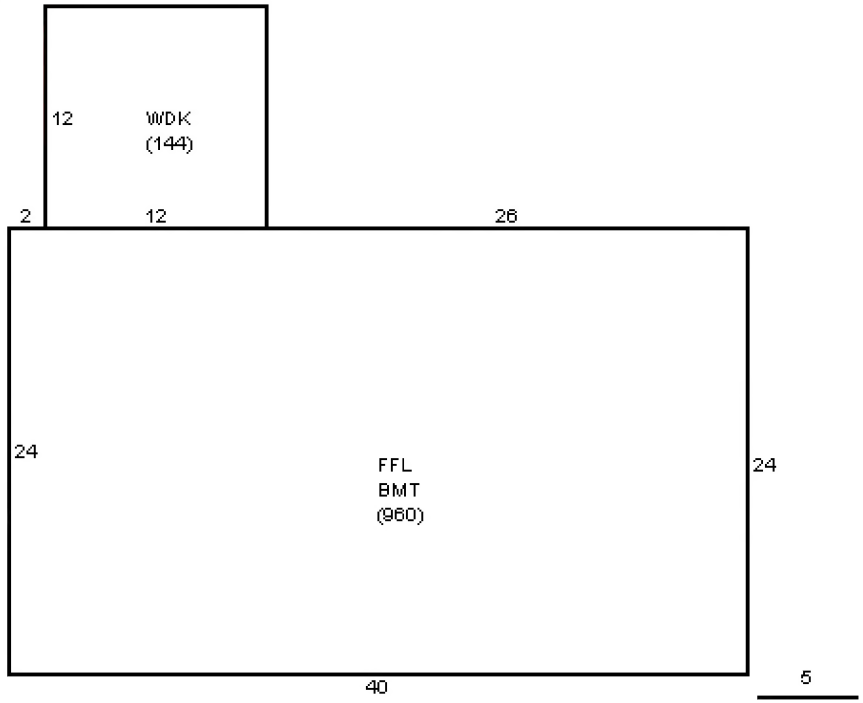
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	133.65
Special Features:	0	Val/Su Net:	87.65
Final Total:	180900	Val/Su SzAd	188.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	55.730	53,503
FFL	First Floor	960	133.650	128,304
WDK	Deck	144	12.810	1,845

Net Sketched Area:	2,064	Total:	183,652
Size Ad	960	Gross Area	2064	FinArea	1536
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0002-0002.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	14X20	F	AV	1985	20.15	T	27.2	101			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100